



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8

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1266118 - R8 SDMS

July 1, 2010

MEMORANDUM

SUBJECT: Park City Business Center
Parcel SS-65-A-8(-A)
Richardson Flat Operable Unit 2

FROM: Kathryn Hernandez, EPA RPM

TO: Bill Rees, UTDEQ

The original total parcel was approximately 89 acres with approximately 9.5 acres of the parcel's north east corner extending into the floodplain of Silver Creek. Attempts were made to contact and obtain a written access agreement from the property owner to allow the United States Environmental Protection Agency's contractor to conduct sampling on the property. At the time of sampling, no written access agreement was obtained from the owner of parcel SS-65-A-8(-A); therefore no sampling was conducted on the property. Subsequently, parcel SS-65-A-8(-A) has been subdivided into at least 35 parcels that are zoned for service commercial use.

Using aerial photography, some observations about the larger parcel can be made. The aerial photography indicates that at least three natural drainages are on the property draining from a higher elevation in vicinity of the frontage road and US-40 eastward toward Silver Creek. One of the drainages appears to have a potential wetland area. The aerial also indicates that in three or four areas, a significant portion of the native vegetation has been disturbed in the past. Since this aerial photo was taken, significant infrastructure and some construction have taken place on the subdivided parcels. It appears that a dirt access road parallels the upland/floodplain boundary and an irrigation ditch is present. The dirt road may be along the public sewer line right of way. It appears that the irrigation ditch originates from a natural drainage near the cement plant and flows northward along the upland/floodplain boundary. During field sampling, it was verified that the irrigation ditch does carry water in a northward direction from Silver Creek.

It is difficult to determine a precise estimate of contaminated tailings present on this parcel without specific samples. However, some general assumptions can be made to provide a gross estimate. Nearby samples collected from the floodplain indicate that tailings are approximately 6 inches to 1 foot thick. Using a basic assumption that the entire 9.5 acres contains approximately 6 inches of contaminated surface material, an estimated volume of tailings present on this parcel is approximately 7,663 cubic yards of contaminated tailings/soil. However, depth of tailings should be determined by site specific sampling to determine a more accurate estimate of contamination.

EPA and UDEQ-VCP will work collaboratively to bring the Richardson Flats OU2 site through the VCP program.



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